

RUM RIDGE ASSOCIATION TREASURER'S REPORT
AUGUST 1, 2022 - JULY 31, 2023
 Submitted by Debbi Webber Treasurer

BUDGET

Beginning Balance 8/1/22: \$ 7,108.45

Bank Deposits (dues \$550/Lot, special assessment \$250/Lot, late/overdraft fees, bank interest, donations): \$ 71,831.72

Total 2022 - 2023 Budget: \$ 78,940.17

EXPENSES

ACTUAL

BUDGETED

	ACTUAL	BUDGETED	
SNOW PLOWING	\$52,000.00	\$52,000	
ROAD MAINTENANCE	\$11,738.75	\$14,560.00	Includes Calcium Estimate not yet billed \$4940.00
DOCKS	\$237.22	\$600.00	
PROPERTY TAX	\$1144.47	\$1185.00	
INSURANCE	\$723.00	\$725.00	
ADMIN/OFFICE SUPPLIES	\$0	\$250.00	Bob and I have been donating to supply expenses.
LEGAL	\$35.00	\$100.00	State of ME 1099 filing costs donated by my accountant.
INCOME TAX	\$0	\$20.00	
PICNIC/WORK DAY	\$469.55	\$400.00	
ELECTRIC SERVICE	\$255.96	\$250.00	
IMPROVEMENTS	\$142.88	\$700.00	
CONTINGENCY	\$0	\$460.00	
TOTAL AS OF 7/31/23	\$66,746.83	\$71,250.00	

END BALANCES

Checkbook Balance 7/31/23 \$ 12,193.34

CD Balance 7/23 \$ 5,115.03

	EXPENDITURES			
	2020 - 2021 Budget	2021 - 2022 Budget	2022 - 2023 Budget	2023 - 2024 Budget
Snow Plowing	\$28,460	\$29,315	\$52,000	\$55,000
Road Maintenance	\$14,560	\$14,560	\$14,560	\$16,000
Docks	\$600	\$600	\$600	\$600
Property Tax	\$1,185	\$1,185	\$1,185	\$1,185
Insurance	\$725	\$725	\$725	\$725
Admin./Office Supplies	\$250	\$250	\$250	\$250
Legal	\$100	\$100	\$100	\$100
Income Tax	\$20	\$20	\$20	\$20
Picnic/Work Day	\$350	\$400	\$400	\$600
Electric Service	\$200	\$250	\$250	\$250
Improvements	\$800	\$700	\$700	\$700
Contingency	\$1,000	\$145	\$460	\$0
Total	\$48,250	\$48,250	\$71,250	\$75,430
New Contingency/Savings				\$4,750
		INCOME		
			\$250/Lot Spec. Assess	
	(\$500/Lot)	(\$500/Lot)	(\$500/Lot)	(\$850/Lot)
	2020 - 2021 Budget	2021 - 2022 Budget	2022 - 2023 Budget	2023 - 2024 Budget
96 Lots	\$47,500	\$47,500	\$71,250	\$80,750
Former CA Dean Lots	\$750	\$750	\$0	\$250
Interest/ Late Fees/Donations	\$0	\$0	\$0	\$0
Total	\$48,250	\$48,250	\$71,250	\$81,000

7-29-23 Rum Ridge Association Annual Meeting Secretary Report

There are 95 lots in the Rum Ridge Association. A reminder that we use your Rum Ridge Subdivision Lot # when referring to Rum Ridge matters. You likely have two other numbers that may be different such as your street number and your Greenville tax map number.

As it relates to our 95 lots: 11 owners have multiple lots.

Our lot owners reside in 14 different states including Massachusetts, Alabama, Florida, Georgia, Ohio, Delaware, New Hampshire, Rhode Island, New York, New Jersey, Connecticut, North Carolina and Virginia, with only slightly more than half from Maine.

We have 18 full time residents.
23 of the 95 lots are unimproved.
12 lots are rentals.
47 lot owners are part time.

The following lots have changed hands since our last meeting:
Linda Pochask to Glen & Betsy Paradis on Lot 1, Rum Ridge Road,
Matt & Erin Hall to Bruce & Hillary Wendorf on Lot 7, 4 Deer Run,
Linda Pochask to Dave & Ellen Japikse on Lot 51, East Grouse Road

Our last annual meeting was 7-30-22 with the minutes distributed to all members on 8-17-22. One correction has already been noted on page 5 under General Discussion where the author of a motion wishes to have the wording corrected in the minutes. Let us know if there are any other corrections to be made before the approval vote is held.

A special meeting of the Rum Ridge Association was held on 9-18-22 to establish a special assessment with the minutes provided to the membership on 9-19-22.

Newsletters were sent to all on 4-16-23, 4-18-23, 4-20-23 and 5-7-23 mostly related to our road condition.

Plans were submitted and Rum Ridge Building permits issued for:
Lot 52 for a garage addition,
Lot 87 for revised new dwelling construction,
Lot 30 for a new garage,
Lot 44 for a new dwelling.

There were 4 Board meetings, 7-30-22 immediately after our last annual meeting, 12-21-22, 5-21-23 and 6-8-23. A Board meeting agenda is generally sent to all in advance and any member is welcome to attend. You can also contact any Board member on any subject that you wish the Board to discuss at these meetings.

As a reminder, the minutes of all meetings and newsletters are posted on our website "rumridge.com." Also posted on this site are the covenant, bylaws, building application, renting guidelines, trail and lot maps and upcoming events. Take a minute to look at it throughout the year for current information and pictures. A big thanks to Peg Wood for keeping the site up-to-date.

Copies of all Rum Ridge Lot Owner List were sent on 6-18-23 and available again today as required by the Bylaws.

There are 7 elected Association Board members that each serve a three year term.

Debbi Webber	term expires 7-26-25
Jody Perry	term expires 7-26-25
Maureen Hopkins	term expires 7-27-24
Bill Casey	term expires 7-27-24
DJ Salmon	term expires 7-29-23
Bob Ludwig	term expires 7-29-23
Peg Wood	term expires 7-29-23

DJ Salmon and Bob Ludwig's term expire at this time and have expressed the interest to be reelected. Peg Wood's term also expires and has requested to step down. Therefore there are three Board positions that will be voted on during the Board Election portion of our agenda.

I have received two communication as of today from Blaine Hopkins and Harry Tideswell requesting to be placed on the ballot for a Board position. So at this time we have 4 people running for 3 open Board positions. We will add the names of any other candidates that wish to be on the ballot when we get to "Elections" prior to voting.

There are 4 former CA Dean Hospital lots on Rum Ridge Road as you enter Rum Ridge., They are outside of our Association. The deed of two of these lots specifies that they will make a payment of \$125 annual to the Rum Ridge Association, however, this does not make them members of our Association.

Sincerely

Bob Ludwig, Association Secretary



207.280.2946

MIKE THERIAULT
CONSTRUCTION, LLC

PROPOSAL

76 Industrial Park Road
PO Box 731
Greenville, ME 04441

Proposal Submitted To **Rum Ridge Association** Date **05/20/23**

Street _____ Job Name **Road Maintenance**

City, State and Zip Code _____

We propose hereby to furnish material and labor - complete in accordance with specifications below for the sum of: please see below

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Our workers are fully covered by insurance.

Authorized Signature

Mike Theriault

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

Proposal to Include:

Project #1 - Replace 50' x 15" culvert at intersection of KI Road and Rum Ridge Road
\$3,350.00

Project #2 - Excavate subbase material out of approximately 25' x 100' of roadway, install fabric, 12" of 6" minus base crushed shale and surface with finish 2" minus packing gravel.
\$4,500.00

Install 30' x 12" plastic culvert at same location
\$1,150.00

Project #3 - Excavate subbase material out of approximately 25' x 110'. Install fabric, 12" of 6" minus crushed shale base and surface with finish 2" packing gravel.
\$4,675.00

Project #4 - Excavate subbase material out of approximately 25' x 200' of roadway, install fabric, 12" of 6" crushed shale base and 6" of 2" finish gravel
\$9,600.00

Project #5 - Replace 30' x 12" culvert
\$1,375.00

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance _____